



FLAT 2, 5 EAST ALBANY ROAD, SEAFORD, EAST SUSSEX, BN25 1GA

£375,000

This spacious ground floor apartment, forms part of this block consisting of five apartments. Conveniently situated within half a mile of the town centre, mainline railway station and bus services operating along the A259 between Eastbourne and Brighton. Seaford beach and promenade with the Martello Tower are within approximately a mile.

The accommodation comprises two double bedrooms, large lounge/diner, kitchen, bathroom with separate shower. From the lounge/diner there are sliding doors which lead out to the patio and large private rear garden.

Further benefits include, new carpets, being re-decorated throughout, gas fired central heating, double glazing and having an allocated parking space.

An internal inspection is advised to appreciate the space on offer.

Outgoings: we have been advised the maintenance is £150 per six months. The property is being sold with a share of the freehold and a lease of 125 years from 29 September 2008.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- LARGE PRIVATE REAR GARDEN
- LOUNGE/DINER
- BATHROOM WITH SEPARATE SHOWER
- GAS CENTRAL HEATING
- SITUATED CLOSE TO SEAFORD TOWN CENTRE
- SMALL BLOCK CONSISTING OF FIVE APARTMENTS
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN





Accommodation

Double glazed door into:

ENTRANCE HALL

Storage cupboard housing fuse board and shelving.

LOUNGE/DINER

Sliding doors out to patio. Window to side. Two radiators.

KITCHEN

Range of base and wall units. Integrated fridge freezer. Washing machine. Dishwasher. Cooker. Gas hob with extractor hood above. One and a half sink and drainer. Part tiled walls.

BEDROOM ONE

Window to rear overlooking the private garden. Built-in wardrobes.

Radiator.

BEDROOM TWO

Window to rear overlooking the private garden. Built-in cupboard housing gas boiler. Radiator.

BATHROOM

Bath with shower attachment. Walk-in shower. Wash basin with storage beneath. W.C. Heated towel rail. Fully tiled floor and walls. Extractor fan.

Outside

FRONT

Allocated parking space. Gated pathway to side leading to entrance door.

PRIVATE REAR GARDEN

Patio. Steps up to large lawn area. Summerhouse and Shed.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004